

## Sec. 30-105. Multiple Family districts.

### (a) Purpose and Uses.

District Purpose	Main Permitted Uses	Conditional Uses	Accessory Uses	Prohibited Uses
These districts are intended to permit the Development and maintenance of Multiple Family Buildings	In Multiple Family Districts: Apartment Buildings Duplex Townhomes In PUD Districts: The above Uses and those Uses set forth in a Site Plan approved prior to the adoption of this ordinance*	None	Any Use that is customarily associated with the Main Permitted Use (See sec. 30-111)	Any Use not listed as a Main Permitted Use, Conditional Use, or Accessory Use. (See section 30-113)

\* Key Colony pursuant to the Site Plan as approved by Dade County.

Grand Bay and Ocean Club pursuant to the Site Plan as approved by the Village Council. Both Developments are previously approved Developments of Regional Impact (see notes pertaining to Future Land Use Map 1 and 2 of the master plan regarding the Development rights of these two projects).

### (b) Development Regulations.

District	Maximum Density (Units per net acre)	Maximum Height	Floor Area Ratio		Lot Coverage
RM-10 Low Density	10	35 ft.	.30		.35
RM-16 Medium Density	16	50 ft.	1 Story .30	3 Story .75	.30
			2 Story .50	4 Story+ .80	
RM-30 High Density	30	<del>Oceanfront - 150 ft.</del> <del>Non-oceanfront - 50 ft.</del>	<del>Oceanfront - .40</del> <del>Non-oceanfront - 2.00</del>		.40
			If oceanfront/bayfront Buildings provide a 7.5 ft. dedicated Easement on each side of the property, which is improved with a hard paved surface from the Street to the beach, then the below FAR's may be used:		
			1 Story .40	6 Story 1.40	
			2 Story .60	7 Story 1.60	
			3 Story .80	8 Story 1.80	
			4 Story 1.00	9+ Story 2.00	
			5 Story 1.20		
PUD-1 Ocean Club	*	*	*		*
PUD-2 Grand Bay	*	*	*		*
PUD-3 Key Colony	*	*	*		*

\* Key Colony pursuant to the Site Plan as approved by Dade County.

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## Sec. 30-113 Prohibited Use

Prohibited Uses: If a Use is not specifically listed as a Main Permitted Use, Conditional Use, or Accessory Use, and the Building, Zoning, and Planning Director has not issued and administrative decision, pursuant to Section 30-32, finding that such Use exhibits a character and intensity similar to a Use already allowed, then such Use is considered as a Prohibited Use and not permitted anywhere in the Village.

## Sec. 30-114 Specific Use Restrictions

This section supplements the definition of each Use as listed in Article 111.

Attic Story. An unfinished, non-habitable space directly under a roof.

Automobile Repair, Major. Shall only occur within a fully enclosed structure.

Automobile Repair, Minor. Shall only occur with a fully enclosed structure.

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Automobile Wrecking or Salvaging. Shall only occur with a fully enclosed structure.

Carport Canopy. . Limited in height to ten feet above the Maximum Lot Elevation and limited in area to 500 square feet.

Gazebo. A detached roofed or trellis-covered Structure open on at least three sides. Maximum height of the railing is 42" above its floor at the perimeter. A counter, grill or similar element shall have a maximum height of 42" occupy no more than 40% of its perimeter.

Lot Coverage. The area of the Lot Occupied by all Buildings, covered Structures and Terraces above Maximum Lot Elevation, excluding the following: In Commercial, Office, or Multiple Family Districts, uncovered, open plazas located on the upper deck of a parking garage, so long as the upper deck is no higher than two 2.0 feet above the Base Flood Elevation constructed with an elevation at or below 3.0 ft. below grade; exterior steps and landings attached to and providing a means of ingress and egress from a Building; Carport Canopies which occupy less than 300 square feet in area; Gazebos occupying a total area of up to two percent of the lot size; utility sheds; carports and porches that provide a ten foot setback pursuant to section 30-100(f)(12); planters with a maximum height of four feet above grade and patios, Decks and swimming pools that are located below the Maximum Lot Elevation. Lot Coverage shall specifically include any non-roofed areas enclosed by Walls (other than Building Walls) that exceed six feet in height and are attached to or otherwise form an integral part of a Building.

Tower. That portion of a Building or Structure that is above the Pedestal.

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*Townhome (Townhouse) or Townhome (Townhouse) Development.* For purposes of distinguishing a Townhome from an Apartment Unit for required Parking purposes, the Building, Zoning and Planning Director shall characterize a Unit as a Townhome if it substantially meets the following conditions: contains more than 1,000 square feet, the Parking spaces are located in close proximity to the Building, separate water and/or electrical meters and if the Building contains more than one floor.